



**SHREWSBURY CONSERVATION COMMISSION  
SHREWSBURY, MASSACHUSETTS  
MINUTES**

Regular Meeting: November 16, 2004 - 7:00 P.M.  
Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** John J. Ostrosky, Chairman  
Robert P. Jacques, Vice-Chairman  
Dorbert A. Thomas, Clerk  
Patricia M. Banks

**Absent:** Kenneth F. Polito  
John D. Perreault, Town Engineer

**Also Present:** Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Conservation Commission approved the Minutes as follows:

March 16, 2004 – Approved the Minutes as submitted, with Mrs. Banks abstaining as she was not present at this meeting.

September 21, 2004 – Voted to approve the Minutes as submitted.

October 19, 2004 – Voted to approve as submitted, with Mrs. Thomas abstaining as she was not present at this meeting.

**2. Signed bills.**

**3. Meetings and Hearings – 7:05 P.M.**

Mr. Ostrosky announced at the beginning of the hearings that the following projects have asked for continuances. *The Commission voted to allow these continuances to the regular scheduled meeting on December 21, 2004, at 7:05 P.M.:*

- 1) Sage Investors, Inc. for 360 Hartford Turnpike
- 2) Pescaro Distributors for culvert at Roberts Street
- 3) George Harrington for 731-735 Boston Turnpike
- 4) Chris Muello for 824 Hartford Turnpike
- 5) Donald Ricker and Alfred St. Onge for 550 South Street

**285-1248 Continued – Public Hearing regarding the Notice of Intent filed by Sage Investors, Inc. for the construction of a commercial building and parking lot at 360 Hartford Turnpike**

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-1264      Continued – Public Hearing regarding the Notice of Intent filed by  
Pescaro Distributors for the construction of a culvert at Roberts Street**

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-1296      Continued – Public Hearing regarding the Notice of Intent filed by George  
Harrington for the clearing of trees and brush at 731-735 Boston Turnpike**

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-1299      Continued – Public Hearing regarding the Notice of Intent filed by Chris  
Muello for the construction of a commercial building at 824 Hartford Turnpike**

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-1304      Public Hearing regarding the request for an Amended Order of  
Conditions filed by G & C Real Estate for the construction of a single  
family dwelling at 16 Brook Street, Lot 2**

Attending the hearing was Glenn Krevosky – the environmental engineer, and Steven Greene.

Mr. Krevosky said the Zoning Board of Appeals denied the 10 foot setback request, so they are presenting that they will be 12.9 feet off the wetland now. He said they are proposing to increase the replication area.

Mr. Ostrosky commented how the Commission has unanimously expressed concern about this lot and the fact that when these three lots were looked at, this was originally just one lot. He said now two lots have been approved and now they are trying to squeeze in a third house. He said he felt something needs to be done by the builder; such as reducing the size of the house, etc.

Barbara Noeth, 556 South Street, commented about the house across the street having water problems at this time. The Commission noted.

Mr. Ostrosky continued the hearing to December 21, 2004, to look at size reduction of the house.

**285-1311      Public Hearing regarding the Notice of Intent filed by AvalonBay  
Communities, Inc. for the construction of a 264-unit rental apartment  
community with associated grading, drainage, parking, access road and  
other appurtenances at 870-890 Hartford Turnpike**

Attending the hearing were the following people for AvalonBay Communities, Inc.:

Dennis Lowry – ENSR International

Michael Roberts – AvalonBay Communities, Inc.

Attorney Steven Schwartz – Goulston & Storrs

Todd Unelzis – H.W. Moore

John McKenna – H.W. Moore

Mr. Laure described the site. He said they were issued the Comprehensive Permit, but it was appealed; and said they also filed with MEPA.

Mr. Laure said they are proposing 264 residential rental units, basically three story units, with 704 parking spaces. He said these units will be townhouses and apartments.

Mr. Laure said the access road is over the narrowest point of wetland area over an intermittent stream, 6' to 7' long. He said they are proposing approximately 2,525 sq. ft. of fill associated with the wetland crossing, said they are also proposing 3,800 sq. ft. of replication area for the disturbance of the wetland area.

Mr. Laure reviewed the erosion control measures and commented that they meet stormwater management and said there is an operations management plan for stormwater management. Mr. McKenna reviewed the stormwater management plan, and stated that there would be three detention basins planned on site, and there would be a 30% rate reduction in run-off.

Mr. Ostrosky asked about a barrier between the neighbors. Mr. Laure said this is still being worked on. He commented they would be removing matured trees and woodland to plant a barrier.

Mr. Jacques made the following comments:

- 1) they should look to use some kind of innovation to reduce the replication area;
- 2) expressed some concern about the site because of the historical use and concern of possible abuse of site; and commented they should use D.E.P.'s latest information that there has been no past abuses. Mr. Laure commented about using information they have stating they say no past abuses or disturbances. He said they may need to look at possible sewer line through there.

Mr. Ostrosky asked about the maintenance of the basins. Mr. Laure said it is private property and Avalon has a good track record for maintenances of basins. He commented that the regulatory part of the stormwater management is a gray area. Mr. Jacques said there could be a condition in the Order of Conditions, but asked then what happens after three years. There was discussion that maintenance of the basins should require a filing.

Mr. Ostrosky expressed concern about parking being 10 feet away from the resource area.

Mr. Ostrosky commented that it look like the site is being maximized and wondered why was back part being built and why not develop part in front. Mr. Roberts gave history as to how they got where they are in designing the site.

Mrs. Banks commented that maybe the townhouse units nearest the wetland after the wetland crossing could maybe taken out to help minimize disturbance to wetland.

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M., to look at some of the issues as follows:

- 1) look at road crossing;
- 2) look at impacts to wetland, etc.

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-1308 Continued – Public Hearing regarding the Notice of Intent filed by Donald Ricker and Alfred St. Onge for the construction of a single family home at 550 South Street**

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Brendon Properties Three Realty Trust for the construction of a 45 duplex building condominium development titled “Adams Farm” at portions of 35, 58-80, 90, and 100 Cherry Street; 38 & 58 Gold Street; and 75 Memorial Drive**

Attending the hearing were James Tetreault – the engineer from Thompson and Liston, Inc., Charles McGregor – from Brendon Properties, and David Adams – the property owner.

Mr. Tetreault said this is a proposal for 45 duplex buildings, and will have four roadways. He said most wetland areas are outside the project, and commented that there will be zero filling of wetlands. He said there is Riverfront area, but there will be no work in the Inner Riparian area. He stated that there will be 9.8% total alteration of riverfront area. He said most of the project will be on the high point of the site. He also said the fill will be taken off site.

Mr. Tetreault said there is a possible pump station being proposed, and explained that this was because the existing pump station is having problems now. He said a new pump station is possible or the existing one will be upgraded, and they are working with the Water and Sewer Department.

The Commission expressed concern about opening the site up all at once, but also said they couldn't disagree that the work should be done once and not three times. They agreed there needs to be further discussion about moving the soil and opening the site up. Mr. McGregor explained their system for moving soil and doing the cut and fill process.

Mr. Jacques commented that he feels they need to have more traditional and extraordinary plans or measures to keep control of the site.

The Commission agreed the following issues need further review:

- 1) there is a big concern for opening up the whole site;
- 2) there was concern for the two buildings that are in the inner riparian zone;
- 3) Engineering needs to review the drainage calculations.

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Scott Novick for the construction of an in-ground swimming pool at 1 Turning Leaf Circle**

Attending the hearing was Scott Novick – the homeowner, and John Grenier – the engineer from J.M. Grenier Associates, Inc.

Mr. Grenier said this filing was for construction of an in-ground swimming pool. He said they plan to use erosion control along the existing fence.

Mr. Ostrosky officially closed the hearing.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Anthony Parnelli, Jr. for the demolition and construction of a dwelling at 43 Bay View Drive**

Attending the meeting was Joanne Teachout – an engineer from Bouley Brothers. Ms. Teachout said this filing was for the demolition and construction of a new home at 43 Bay View Drive.

Ms. Teachout said he wants to remove the wall and slope the property down. The Commission said the plan should show the haybale line, for erosion control, and should go further down the slope. Ms. Teachout said she will submit a revised plan to Mr. Stone.

Mr. Ostrosky officially closed the hearing.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by M.R. Real Estate, Inc. for the construction of a single family dwelling with associated grading within a flood area at 46 Everett Avenue**

Attending the hearing was Ms. Teachout – an engineer from Bouley Brothers. Ms. Teachout said this filing was for construction of a single family home.

Ms. Teachout said there are 21 feet and 28 feet on either side of the house to the flood area.

Mr. Stone said he would like information on the following:

- 1) profile for compensatory area;
- 2) more detail on grading; and
- 3) permanent protection plan for compensatory area.

Elaine Strzelewicz, 37 Everett Avenue, commented that she lives across the street and stated that she had to go through a lot of permitting to build her house.

Lee Bettencourt, 31 Greylock Avenue, commented on the water problem and commented on the fact that the road is a single car road.

Ms. Strzelewicz, asked if the people at 46 Everett Avenue could keep excavating soil on site, because she commented that she couldn't.

Mr. Ostrosky continued the hearing to December 21, 2004, at 7:05 P.M.

**4. New Business**

**a. Discussed/Signed Orders of Conditions and Requests for Determination of Applicability**

285-1248 360 Hartford Turnpike – continued  
285-1264 Roberts Street – continued  
285-1296 731-735 Boston Turnpike – continued  
285-1299 824 Hartford Turnpike – continued  
285-1304 Lot 2, 16 Brook Street – continued  
285-1311 870-890 Hartford Turnpike – continued  
285-1308 550 South Street – continued  
285-\*\*\*\* Adams Farm – continued  
285-\*\*\*\* 1 Turning Leaf Circle – conditionally approved  
285-\*\*\*\* 43 Bay View Drive – conditionally approved  
285-\*\*\*\* 46 Everett Avenue – continued

**5. Old Business**

**a. Discussed/Signed Certificates of Compliance**

285-1044 499 Lake Street  
285-1219 Lot 3 Gold Street  
285-546 4 Wheelock Street  
285-1255 36R Canna Drive  
285-1083 Eaglehead Cove  
285-1041 Trillium Woods, Lot 1  
285-168 Lot 6 Canna Drive  
285-305 Canna Drive  
285-306 36R Canna Drive  
285-1117 189 Gulf Street  
285-1225 459-451 Walnut Street

**b. Discussed/Signed Requests for Extension of Order of Conditions**

285-972 Noble Oak Estates  
285-1267 141 Spring Street

**6. Correspondence**

The meeting adjourned at 9:30 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*